

KANAB PLANNING COMMISSION MEETING

OCTOBER 21, 2014

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trujillo, Joan Thacher, Byard Kershaw, Arlon Chamberlain, Mike Downward, Kent Burggraaf, Representative for the City Council, Jeff Stott, Kanab City Legal Council, Staff Member Levi Roberts of Five County, Gary McBride, Business Land Use Coordinator and Secretary, Jayme Jorgensen.

NOT IN ATTENDANCE: Jeff Yates and Dave Borup.

MEETING STARTED AT 6:35 PM

APPROVAL OF MINUTES: Byard Kershaw made a motion to approve the minutes of the October 7, 2014 meeting with the amended corrections and 2nd by Joan Thacher. Motion passed unanimously.

DISCUSSION ON COMMERCIAL GOAT FARM: Suzanne and James Condit discussed with the Commission their plans for a Commercial Goat Farm on their property located at 865 S. Hillside Dr. They own 10 acres that abuts agricultural. The closest neighbors are the DeNoyer's that are about 5 acres away. The Condits plan on investing \$150,000.00. They currently have a big garden and fruit trees and plan on having bees. They plan on making yogurts and cheese. The goats are small dwarf goats. They plan on having between 15 to 20 goats. Levi Roberts and Gary McBride want to do a little research before they give the Condits their opinion. Gary McBride said he would call the Condits on Friday after he has more information.

The next Planning Commission meeting is scheduled on November 4th, voting night. The Commission decided to cancel that meeting. The next meeting will be on November 18th.

PUBLIC HEARING: Arlon Chamberlain made a motion for a Public hearing on Sensitive Lands, chapter 11 of Kanab City Land Use Ordinance and any related chapters 2nd by Byard Kershaw. Motion passes unanimously. No public comment. Chairman Trujillo entertained a motion to go out of a public hearing Byard Kershaw made that motion and 2nd by Arlon Chamberlain. Motion passed unanimously. Levi Roberts discussed with the commission recommended changes. Mike Downward made a new definition for an average % of slope. Average Percent of Slope: The average rise in slope from the lowest end of the area to the highest end of the area considering only the actual area plan view square footage (i.e. cliffs or other vertical surfaces located inside an area would not be factored into the average percent of slope on any given area as there is no actual lot square footage on a vertical cliff face). For example, a rise of 40' on an area over a hundred feet of run, excluding any cliffs or other vertical surfaces on said area, would constitute a 40% slope.

Chairman Trujillo entertained a motion to recommend to the City Council an amendment to the land use ordinance with discussed changes. Mike Downward made a motion to recommend to the City Council to adopt the proposed amended ordinance including all the points in staff's recommendations item #4 of the staff report as well as adopt the changing definition of prominent slope and average percent of slope. With the revision to allow 10% buildable area on slope greater than 30 % slope, and adopting the findings of staff report bullet 4.3. Motion was 2nd by Byard Kershaw. Motion passes unanimously.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: None

Chairman Trujillo entertained a motion to adjourn, Byard made that motion.

Chairman

Date